| 149.0 | 0004 | 0009.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 708,800 | / | 708,800 |
| USE VALUE: | 708,800 | / | 708,800 |
| ASSESSED: | 708,800 | / | 708,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 100 | | SCHOOL ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KELTS ARTHUR DAVID/ TRUSTEE |
| Owner 2: | ARTHUR DAVID KELTS REVOCABLE |
| Owner 3: | TRUST |
| Street 1: | 100 SCHOOL ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KELTS A DAVID - |
| Owner 2: | - |
| Street 1: | 100 SCHOOL ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1858 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 7 | Steep |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4867.000 | 311,600 | 1,000 | 396,200 | 708,800 |
| Total Card | 0.112 | 311,600 | 1,000 | 396,200 | 708,800 |
| Total Parcel | 0.112 | 311,600 | 1,000 | 396,200 | 708,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.40 | /Parcel: 381.40

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 98218 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/10/18 |

!11655!

## PREVIOUS ASSESSMENT

Parcel ID 149.0-0004-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 311,600 | 1000 | 4,867. | 396,200 | 708,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 302,200 | 1000 | 4,867. | 396,200 | 699,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 302,200 | 1000 | 4,867. | 396,200 | 699,400 | 699,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 240,900 | 1000 | 4,867. | 396,200 | 638,100 | 638,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 239,300 | 0 | 4,867. | 350,900 | 590,200 | 590,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 239,300 | 0 | 4,867. | 294,300 | 533,600 | 533,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 239,300 | 0 | 4,867. | 294,300 | 533,600 | 533,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 226,300 | 0 | 4,867. | 254,700 | 481,000 | 481,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 12:52:39 |

**LAST REV**

| Date | Time |
|---|---|
| 07/07/21 | 15:49:46 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11655

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KELTS A DAVID, | 1575-12 | 1 | 6/28/2021 | Convenience | 1 | No | No | | |
| SMITH CHARLOTTE | 1402-103 | | 7/18/2011 | | 470,000 | No | No | | |
| SMITH C | 592-130 | | 6/14/1999 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 98218 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/21/2018 | 653 | Porch | 22,953 | C | | | | |
| 1/5/2016 | 6 | Solar Pa | 4,101 | | 1/5/2016 | | | solar array instal |
| 12/12/2013 | 1806 | Alterati | 12,600 | O | | | | |
| 11/8/2013 | 1657 | Manual | 4,200 | C | | | | |
| 5/30/2012 | 679 | Add Bath | 9,000 | | | | | |
| 12/29/2011 | 1903 | New Wind | 1,584 | | | | | install 4 replacem |
| 7/24/2001 | 497 | Porch | 5,000 | C | | | | REBUILD FRONT/REAR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/10/2018 | Inspected | CC | Chris C |
| 4/18/2018 | MEAS&NOTICE | CC | Chris C |
| 5/15/2014 | External Ins | PC | PHIL C |
| 3/5/2014 | Info Fm Prmt | EMK | Ellen K |
| 2/3/2014 | Info Fm Prmt | EMK | Ellen K |
| 7/3/2012 | Measured | JBS | JOHN S |
| 10/18/2011 | MLS | EMK | Ellen K |
| 10/28/2008 | Meas/Inspect | 355 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4867 | | Sq. Ft. | Site | | 0 | 70. | 1.16 | 8 | | | | | | | | | 396,209 | | | | | | 396,200 | |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11173 | Total SF/SM: | 4867 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 396,209 | Spl Credit | | Total: 396,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 6 - Colonial |
| Sty Ht: | 2A - 2 Sty +Attic |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 2 - Conc. Block |
| Frame: | 1 - Wood |
| Prime Wall: | 4 - Vinyl |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | TAN |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1929 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | |
|---|---|---|
| Avg Ht/FL: | STD | |
| Prim Int Wal | 2 - Plaster | |
| Sec Int Wall: | | % |
| Partition: | T - Typical | |
| Prim Floors: | 3 - Hardwood | |
| Sec Floors: | 4 - Carpet | 50 % |
| Bsmnt Flr: | 12 - Concrete | |
| Subfloor: | | |
| Bsmnt Gar: | 1 | |
| Electric: | 3 - Typical | |
| Insulation: | 2 - Typical | |
| Int vs Ext: | S | |
| Heat Fuel: | 2 - Gas | |
| Heat Type: | 5 - Steam | |
| # Heat Sys: | 1 | |
| % Heated: | 100 | % AC: |
| Solar HW: | Yes | Central Vac: NO |
| % Com Wal | | % Sprinkled |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | AV - Average | 31. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 31 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.32741928 |
| Const Adj.: | 0.97515047 |
| Adj $ / SQ: | 168.276 |
| Other Features: | 86020 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 451574 |
| Depreciation: | 139988 |
| Depreciated Total: | 311586 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units 1 |
|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | BRs: 4 | | | Baths: 1 | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | M |
| Totals | | | |
| 1 | 8 | 4 | |

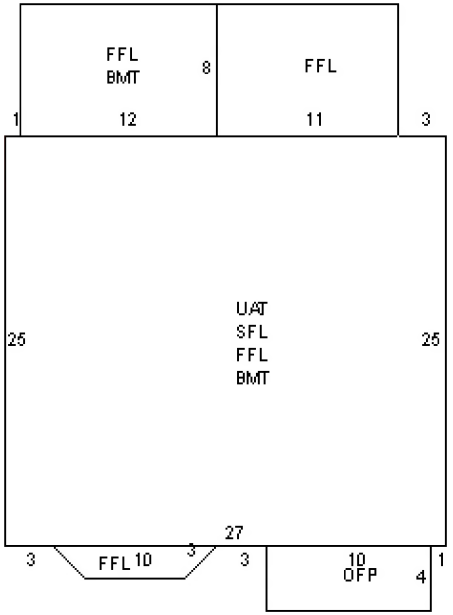
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 185.10 |
| Special Features: | 0 | Val/Su Net: | 123.16 |
| Final Total: | 311600 | Val/Su SzAd | 201.03 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 875 | 168.280 | 147,242 |
| BMT | Basement | 771 | 65.630 | 50,599 |
| SFL | Second Floor | 675 | 168.280 | 113,587 |
| UAT | Upper Attic | 169 | 67.310 | 11,359 |
| OFP | Open Porch | 40 | 42.910 | 1,716 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | | 2,530 | Total: | | 324,503 |
| Size Ad | 1550 | Gross Area | 3036 | FinArea | 1858 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 40 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 149.0-0004-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X9 | A | AV | 2016 | 0.00 | T | 2.4 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 14X20 | A | AV | 2016 | 3.59 | T | 5 | 101 | | | 1,000 | | | 1,000 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 1,000 | Total Special Featues: | | Total: 1,000 |